

**Department of Community Planning and Economic Development (CPED)**  
Design Guidelines

**Applicant:** City of Minneapolis, CPED

**Address of Property:** 131 Oak Grove Street

**CPED Staff:** John Smoley, 612-673-2830

**Date Application Deemed Complete:** n/a

**Public Hearing:** November 19, 2013

**Appeal Period Expiration:** December 2, 2013

**Ward:** 7

**Neighborhood Organization:** Loring Park

**Concurrent Review:** N/A

**BACKGROUND**

On April 1, 2011, the Minneapolis City Council designated the Henry E. Ladd House as a Landmark. Constructed in 1889 by W.D. Lewis for Henry Ladd, the subject is historically significant for its embodiment of Richardsonian Romanesque architecture, its association with master architect Harry Wild Jones, its association with Henry Ladd, and its representation of Loring Park's brief tenure as Minneapolis' home for upper class families.

In accordance with Heritage Preservation Regulations section 599.300, CPED has prepared the attached design guidelines for the commission's review and approval.

**PROPOSAL**

The attached guidelines are meant to be used in conjunction with the latest version of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. These Landmark guidelines identify the period of significance, indicate historic uses; state character-defining features; identify historic materials, features, and spaces; and note alterations, to include missing elements of the Landmark that, ideally, will be restored. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provides specific treatment standards and guidelines based upon these aspects of the Landmark.

This document also specifies additional guidelines for interior and exterior changes specifically suited to this property. Apart from guidelines related to the building site, these guidelines do not apply to noncontributing resources on the property. At the present time, there are no noncontributing resources on the lot beyond landscaping, paving, and minor retaining walls. These guidelines apply to both the interior and exterior of the building.

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**PUBLIC COMMENT**

On September 17, 2013, CPED staff sent the proposed guidelines to the State Historic Preservation Officer for review and comment. In their November 5, 2013 letter the State Historic Preservation Office expressed support for the guidelines, as proposed. No other comments regarding the guidelines have been received.

**CPED RECOMMENDATION**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission **adopt** the attached landmark design guidelines for the Henry E. Ladd House located at 131 Oak Grove Street.

**Attachments:**

1. Design Guidelines
2. Designation Study
3. Public Comment